

ORDINANCE NO. 2009-980-O

AN ORDINANCE CHANGING THE ZONE OF A PARCEL OF PROPERTY FROM OSC-20 (OPEN SPACE CONSERVATION 20 ACRES) TO OST-20 (OPEN SPACE TRANSITIONAL 20 ACRES) GENERALLY LOCATED AT THE ST. GEORGE MUNICIPAL REPLACEMENT AIRPORT IN THE UNINCORPORATED AREA OF WASHINGTON COUNTY

The County Legislative Body of the County of Washington ordains as follows:

1. Statutory Authority
2. Purpose of Provisions
3. Findings
4. Zone Change
5. Effective Date

1. Statutory Authority.

The statutory authority for enacting this ordinance is Utah Code Annotated Sections 17-53-208, 17-53-223, 17-27a-102, 17-27a-302 and 17-27a-502 (1953, as amended).

2. Purpose of Provisions.

The purpose of this ordinance is to change the zone of a parcel of property, which is located in a portion of Sections 14, 23 and 24, Township 43 South, Range 15 West, Salt Lake Base and Meridian, generally located at the St. George Municipal Replacement Airport in the unincorporated area of Washington County.

3. Findings.

- A. The subject parcel of property is currently zoned OSC-20 (Open Space Conservation 20 Acres).
- B. The applicant desires to change the zone of the subject property to OST-20 (Open Space Transitional 20 Acres).
- C. The proposed zone change is a stop gap measure to accommodate St. George City's work in progress at the St. George Municipal Replacement Airport in the unincorporated area of Washington County.
- D. The proposed OST-20 (Open Space Transitional 20 acres) Zone is compatible with the zone classification of the surrounding property and with the use of said zone.

- E. A public hearing was held before the Washington County Planning Commission on July 14, 2009 and there were no comments in opposition to the proposed zone change.
 - F. The proposed OST-20 (Open Space Transitional 20 acres) Zone is compatible with the Washington County General Plan.
 - G. The applicant has met all of the requirements necessary to change the zone of the subject property to OST-20 (Open Space Transitional 20 acres).
 - H. The Planning Commission caused notice of the hearing and the proposed zone change to be advertised at least ten (10) days before the date of the public hearing in *The Spectrum*, a newspaper of general circulation in Washington County.
 - I. On July 14, 2009, at 1:30 p.m., the Planning Commission held a public hearing to consider any comments regarding the proposed zone change. The Planning Commission accepted all comments.
 - J. The amendment to the zoning ordinance was submitted to the Washington County Planning Commission ("Planning Commission") on July 14, 2009. The Planning Commission recommended approval of the zone change.
 - K. It is in the interest of the public and the citizens of Washington County that the proposed zone changes be approved.
4. Zone Change.
- A. The zone of a parcel of property, which is located in a portion of Sections 14, 23 and 24, Township 43 South, Range 15 West, Salt Lake Base and Meridian, generally located at the St. George Municipal Replacement Airport in the unincorporated area of Washington County, is changed from OSC-20 (Open Space Conservation 20 Acres) to OST-20 (Open Space Transitional 20 Acres).
 - B. The exact location of the property affected by the zone changes shall be reflected on the County Zoning Map.
5. Effective Date.

This ordinance takes effect fifteen (15) days after its passage. Following its passage but prior to the effective date, a copy of the Ordinance shall be deposited with

the County Clerk and a short summary of the ordinance shall be published in a newspaper of general circulation within the County as required by law.

APPROVED AND ADOPTED this 21st day of July 2009.

WASHINGTON COUNTY

JAMES J. EARDLEY, Chair
Washington County Commission

ATTEST:

Kim M. Hafen
Washington County Clerk-Auditor

Commissioner Eardley voted ____
Commissioner Gardner voted ____
Commissioner Drake voted ____